

Accessory Structure DR014



What is an Accessory Structure?

An accessory structure is a detached structure, such as a shed or garage, which is secondary to the primary structure on the lot. Most often the primary structure is a single-family home; however, a commercial or industrial building could also feature an accessory structure.

In residential zones, an accessory structure provides the opportunity to create additional space for storage or work space. Some accessory structures may contain a separate dwelling unit if they meet specific criteria. Please see the handout on Accessory Dwelling Units (ADU) for more information at redmond.gov/landuseforms.

Height and Size of Accessory Structures without ADUs

Stand alone accessory structures may not exceed 22 feet in height. The maximum size of accessory structures associated with a primary dwelling unit



is calculated from the footprint of the primary dwelling unit's ground floor living area (attached and detached garage areas are excluded). The total square footage of an accessory structure's footprint may not exceed 60% of the primary dwelling unit's footprint.

Height and Size of Accessory Structures with ADUs

Accessory structures which contain an ADU shall not exceed 28 feet in height. The total square footage of an accessory structure that contains a portion of an ADU may not exceed 60% of the total square footage of the primary dwelling unit (attached and detached garage areas are excluded). However, the total maximum size of the ADU portion of an accessory structure may not exceed 1,000 square feet.

Setbacks and Permits

Accessory structures are prohibited within the front yard setback, with the exception of garages where lot size or lot configuration are not supportive of lessening the dominant appearance of a garage. Accessory structures must be setback 5 feet from any rear or side interior property line in all residential zones.



There is no limit on the number of accessory structures, except that the site requirements, such as setbacks, structure coverage, and impervious surface allowances, will limit the number of structures that can be located on the site.

Some accessory structures do not require a Building permit depending on the size of the structure. If a Building permit is not required, accessory structures must still conform to the site requirements, such as setback, height, impervious surface and lot coverage restrictions (which are provided in the Supplemental Residential Submittal Requirements form downloadable from redmond.gov/buildingpermits).

Applicable Code Sections RCZ 21.08: Residential Regulations RZC 21.08.230: Accessory Structures

Questions: 425-556-2494 or planneroncall@redmond.gov. You can also visit us in person at the Development Services Center located on the 2nd floor of City Hall. Open Monday through Friday from 8 am to 5 pm. Development Services Center 15670 NE 85th St PO BOX 97010 Redmond, WA 98073